

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 1

COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *May 23, 2002* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 3

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. Z-0045-94(7) - J AND K VILLANI TRUST - Request for an Extension of Time on an approved Rezoning (Z-0045-94) FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 1.05 acres on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), PROPOSED USE: MINOR AUTOMOTIVE REPAIR GARAGE FACILITY, Ward 6 (Mack).
2. Z-0004-00(1) - OLIVETTE O'CONNELL - Request for an Extension of Time on an approved Rezoning (Z-0004-00) FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) on 0.5 acres at 1217 West Owens Avenue (APN: 139-28-502-007), (PROPOSED USE: FAST-FOOD RESTAURANT), Ward 5 (Weekly).
3. U-0109-99(2) - D2801 WESTWOOD, INC. - Request for an Extension of Time on an approved Special Use Permit (U-0109-99) WHICH ALLOWED A TAVERN at 2801 Westwood Drive (APN: 162-08-604-001), M (Industrial) Zone, Ward 1 (M. McDonald).
4. U-0023-00(1) - DAYBREAK CHRISTIAN FELLOWSHIP - Request for an Extension of Time on an approved Special Use Permit (U-0023-00) WHICH ALLOWED A CHURCH adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (M. McDonald).
5. U-0111-00(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for an Extension of Time on an approved Special Use Permit (U-0111-00) FOR A PROPOSED SUPPER CLUB on the northwest corner of Cheyenne Avenue and the proposed Western Beltway alignment (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, 025, 027, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 4

6. **U-0112-00(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL**
- Request for an Extension of Time of an Special Use Permit (U-0112-00) FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northwest corner of Cheyenne Avenue and the Beltway alignment (APN: 137-12-301-014, 137-12-401-003, 019, 023, 025, 027, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

7. **U-0113-00(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL**
- Request for an Extension of Time of an approved Special Use Permit (U-0113-00) WHICH ALLOWED TAVERN on the northwest corner of Cheyenne Avenue and the Beltway alignment (APN: 137-12-301-014, 137-12-401-003, 019, 023, 025, 027, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

8. **Z-0033-97(31) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL**
- Request for an Extension of Time on an approved Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] WHICH ALLOWED A 46,750 SQUARE FOOT COMMERCIAL CENTER; AND FOR A PROPOSED 6,600 SQUARE FOOT OFFICE COMPLEX on 13.0 acres located adjacent to the northwest corner of Cheyenne Avenue and the beltway alignment (APN: 137-12-301-014, 137-12-401-003, 019, 023, 025, 027 and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

9. **A-0023-02(A) - PARDEE HOMES OF NEVADA** - Petition to annex 2.07 acres generally located on the north side of Wittig Avenue, 660 feet east of Grand Canyon Drive (APN: 125-19-501-004), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 5

PUBLIC HEARING ITEMS:

10. ABEYANCE - RENOTIFICATION - Z-0002-02 - ELKHORN DECATUR CORNER TRUST ON BEHALF OF HOLDEN DEVELOPMENT COMPANY, LIMITED - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 17.92 acres located adjacent to the northwest corner of Decatur Boulevard and Elkhorn Road (APN: 125-13-803-008, 010, 014, and 015), PROPOSED USE: 92-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
11. ABEYANCE - RENOTIFICATION - Z-0002-02(1) - ELKHORN DECATUR CORNER TRUST ON BEHALF OF HOLDEN DEVELOPMENT COMPANY, LIMITED - Request for a Site Development Plan Review FOR A 92-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.92 acres adjacent to the northwest corner of Decatur Boulevard and Elkhorn Road (APN: 125-13-008, 010, 014, and 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
12. ABEYANCE - U-0173-89(3) - JOSEPHS FAMILY LAND, LIMITED PARTNERSHIP ON BEHALF OF CLEAR CHANNEL ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 50 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2128 Paradise Road (APN: 162-03-411-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
13. ABEYANCE - U-0041-02 - SEA BREEZE STEINER'S, LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES, INC. - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the east side of Buffalo Drive, approximately 500 feet north of Vegas Drive (APN: 138-22-418-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
14. ABEYANCE - VAC-0035-02 - NEVADA HOME GROUPS, INC. - Petition to vacate U.S. Government Patent Easements generally located adjacent to the south side of Gowan Road, approximately 1,000 feet west of Grand Canyon Drive, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 6

15. TM-0038-02 - TERRA BELLA - COLEMAN-TOLL, LIMITED PARTNERSHIP - Request for a Tentative Map and a waiver of the perimeter retaining wall height standard to allow a retaining wall measuring 9 feet in height on the east perimeter of the property FOR A 92-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.4 acres adjacent to the southeast corner of Farm Road and Grand Canyon Drive (APN: 125-18-701-001, 002, 003, 005 and 006), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
16. U-0018-95(2) - Z & Z INVESTMENT COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A, 40 FOOT HIGH 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
17. U-0023-95(2) - BANK NEVADA COMMERCE ON BEHALF OF CLEAR CHANNEL OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
18. U-0005-97(1) - RAINBOW/ CHARLESTON MINI MART,LIMITED PARTNERSHIP ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review of an approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1080 South Rainbow Boulevard (APN: 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
19. U-0061-02 - HARROW CORPORATION ON BEHALF OF WORKU BERHANU - Request for a Special Use Permit FOR THE SALE OF LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 713 and 715 Fremont Street (APN:139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 7

20. U-0062-02 - ANDREW RANA - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 5436 Mountain View Drive (APN: 163-01-610-011), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).
21. U-0063-02 - WORLD ENTERTAINMENT CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and a Waiver of the minimum 1,500 foot separation requirement from religious facilities, taverns and a school FOR A TAVERN at 450 Fremont Street (NEONOPOLIS) (APN: 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
22. Z-0045-94(8) - J AND K VILLANI TRUST - Request for a Site Development Plan Review FOR A MINOR AUTOMOTIVE REPAIR GARAGE FACILITY on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone[SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
23. U-0064-02 - J AND K VILLANI TRUST - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
24. U-0065-02 - ALBERT T. MURRAY ON BEHALF OF 24/7 DETAILING - Request for a Special Use Permit FOR AUTO DETAIL at 400 West Owens Avenue (APN: 139-22-403-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
25. U-0066-02 - ALBERT T. MURRAY ON BEHALF OF 24/7 TIRE SHOP - Request for a Special Use Permit FOR AUTO PARTS, ACCESSORY SALES AND SERVICE at 400 West Owens Avenue (APN: 139-22-403-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 8

26. Z-0017-90(38) - PECCOLE 1982 TRUST 45 ON BEHALF OF WAL-MART - Request for a Site Development Plan Review FOR A 202,722 SQUARE FOOT RETAIL BUILDING on 18.30 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Way (APN: 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
27. Z-0086-94(4) - BANK OF COMMERCE - Request for a Site Development Plan Review FOR A FINANCIAL INSTITUTION WITH DRIVE THROUGH on 0.75 acres located adjacent to the north side of Sahara Avenue, approximately 1,150 feet west of Tenaya Way (APN: 163-03-412-013), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
28. VAC-0037-02 - CHURCH L D S PRESIDING BISHOP - Petition to vacate a public utility easement generally located adjacent to the southeast corner of Cimarron Road and El Campo Grande Avenue, Ward 6 (Mack).
29. VAC-0038-02 - SILVER STATE HOLDING COMPANY, ET AL ON BEHALF OF KIMBALL HILL HOMES - Petition to vacate U.S. Government Patent Easements generally located adjacent to the southwest corner of Donald Nelson Avenue and Fort Apache Road, Ward 6 (Mack).
30. VAC-0039-02 - PARDEE CONSTRUCTION COMPANY ON BEHALF OF PERMA-BILT - Petition to vacate a portion of Park Street generally located south of Elkhorn Road, approximately 675 feet east of Grand Canyon Drive, Ward 6 (Mack).
31. VAC-0041-02 - COLEMAN-TOLL, LIMITED PARTNERSHIP - Petition to vacate U.S. Government Patent Easements and a portion of Park Street and Via Provenza Avenue generally located adjacent to the southeast corner of Farm Road and Grand Canyon Drive, Ward 6 (Mack).
32. VAC-0043-02 - MOUNTAIN SPA RESIDENTIAL DEVELOPMENT, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Buffalo Drive located between Racel Street and Broad Peak Drive, Ward 6 (Mack).

NON-PUBLIC HEARING ITEMS:

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 27, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 9

33. ABEYANCE - Z-0076-98(33) - AUTO MALL NISSAN, LIMITED LIABILITY COMPANY ON BEHALF OF LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR AN AUTO DEALERSHIP AND FOR A REDUCTION OF THE PERIMETER AND LANDSCAPE PLANTER ISLANDS REQUIREMENTS on 3.99 acres adjacent to the northwest corner of Centennial Center Boulevard and Oso Blanca Road (APN: 125-28-110-002), TC (Town Center) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS ITEMS:

34. ABEYANCE - TA-0010-02 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19A.18.100 TEMPORARY COMMERCIAL PERMIT to establish criteria for certain events allowed by temporary commercial permit.
35. TA-0015-02 - CITY OF LAS VEGAS - Request to amend a portion of the Town Center Development Standards in regard to sign standards and the requirement for a master signage plan, Ward 6 (Mack).
36. DB-0009-02 - CITY OF LAS VEGAS - Appointment of one (1) Planning Commissioner to fill an upcoming vacancy on the Centennial Hills Architectural Review Committee.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.